046.0	0003	0020.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	188,900	/	188,900
USE VALUE:	188,900	/	188,900
ASSESSED:	188,900	/	188,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JUSTICE JOHN P & MARY JANE -
Owner 2:	-
Street 1:	113 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 2839 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	4199.000	100,500		88,400	188,900
Total Card	0.096	100,500		88,400	188,900
Total Parcel	0.096	100,500		88,400	188,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 66.54 | /Parcel: 66.54

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32716
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!3909!

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	114	FV	100,500	0	4,199.	88,400	188,900		Year end	12/23/2021
2021	114	FV	95,900	0	4,199.	88,400	184,300		Year End Roll	12/10/2020
2020	114	FV	95,900	0	4,199.	247,700	343,600	343,600	Year End Roll	12/18/2019
2019	114	FV	74,000	0	4,199.	375,900	449,900	449,900	Year End Roll	1/3/2019
2018	104	FV	74,000	0	4,199.	274,200	348,200	348,200	Year End Roll	12/20/2017
2017	104	FV	69,300	0	4,199.	238,800	308,100	308,100	Year End Roll	1/3/2017
2016	104	FV	69,300	0	4,199.	203,400	272,700	272,700	Year End	1/4/2016
2015	104	FV	61,500	0	4,199.	199,000	260,500	260,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:46:38

LAST REV

Date	Time
03/19/20	11:44:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3909

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUSTICE JOHN P	41752-435		1/9/2004		590,000	No	No		
	17431-410		9/1/1986		62,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	226	Re-Roof	12,995	C				
10/30/2013	1608	Manual	2,495	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/5/2009	Measured	189	PATRIOT
2/9/2005	Info Fm Plan	BR	B Rossignol
5/6/2004	Other Change	BR	B Rossignol
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32716
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		4199		Sq. Ft.	Site		0	80.	0.26	1			Med. Tr	-10	Easemen	-10	Restric	-75	88,447						88,400	

Total AC/HA:	0.09640	Total SF/SM:	4199	Parcel LUC:	114	Housing Corp	Prime NB Desc	ARLINGTON	Total:	88,447	Spl Credit		Total:	88,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	85.28	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05951631
Const Adj.:	0.94990498
Adj $ / SQ:	181.159
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683006
Depreciation:	582467
Depreciated Total:	100538

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

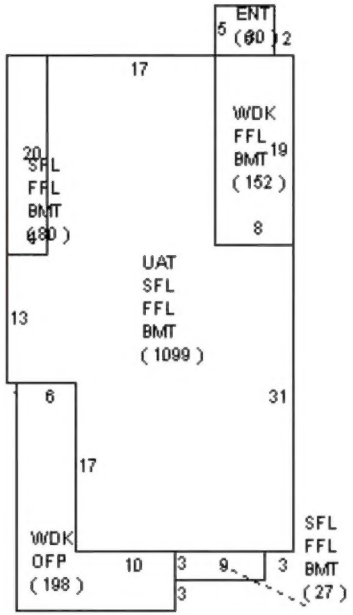
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	181.16
Special Features:	0	Val/Su Net:	21.05
Final Total:	100500	Val/Su SzAd	39.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,358	54.350	73,804
FFL	First Floor	1,358	181.160	246,014
SFL	Second Floor	1,206	181.160	218,478
WDK	Deck	350	8.410	2,945
UAT	Upper Attic	275	126.810	34,841
OFP	Open Porch	198	23.590	4,671
ENT	ENTRY	30	25.080	752
	Net Sketched Area:	4,775	Total:	581,505

Size Ad | 2564 | Gross Area | 5599 | FinArea | 2839

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

046.0-0003-0020.A

IMAGE

AssessPro Patriot Properties, Inc